



GRASSROOTS
REALTY GROUP

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156 Simcoe Place SW
Calgary, Alberta

MLS # A2333127



\$435,000

Division:	Signal Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,112 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 385
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1 d50
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Bright, well-maintained end-unit townhome offering three fully finished levels of functional living space in one of Calgary's most sought-after westside communities. The open-concept main floor features a cozy gas fireplace and patio doors leading to your private deck. Step through the gate and you're just a short walk to the Westside Recreation Centre, CTrain (LRT), Ernest Manning High School, and Rundle Academy. Downtown is only a 15-minute drive. Upstairs features two spacious bedrooms, each with its own private 4-piece ensuite. The fully finished lower level offers a versatile third bedroom, home office, family room, or flex space to suit your lifestyle. A brand new 2026 hot water tank means one of the major mechanical updates is already taken care of. Single attached garage, in-suite laundry, and low condo fees complete this move-in ready home. Enjoy a quiet, well-managed community with fantastic neighbours, mature landscaping, and unbeatable convenience. Come experience the neighbourhood for yourself—you'll understand why so many people love calling Signal Hill home.